

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Pierce County

State: WA

PJ's Total HOME Allocation Received: \$24,989,549

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State:	14			
% of Funds Committed	97.22 %	94.17 %	1	93.41 %	86		85
% of Funds Disbursed	90.56 %	88.11 %	3	84.68 %	80		75
Leveraging Ratio for Rental Activities	2.52	7.09	12	4.72	27		32
% of Completed Rental Disbursements to All Rental Commitments***	86.55 %	94.51 %	11	80.76 %	32		31
% of Completed CHDO Disbursements to All CHDO Reservations***	74.36 %	79.42 %	10	68.18 %	54		53
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	86.27 %	93.23 %	11	80.32 %	63		58
% of 0-30% AMI Renters to All Renters***	53.59 %	62.99 %	11	45.16 %	70		66
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	98.69 %	98.96 %	11	95.04 %	49		48
<b>Overall Ranking:</b>			In State:	11 / 14	Nationally:	61	61
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$50,254	\$25,171		\$26,037	153	Units	13.90 %
Homebuyer Unit	\$17,070	\$19,773		\$14,755	433	Units	39.20 %
Homeowner-Rehab Unit	\$23,370	\$20,392		\$20,487	518	Units	46.90 %
TBRA Unit	\$0	\$1,727		\$3,225	0	Units	0.00 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pierce County WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,202	\$87,854	\$55,232
State:*	\$115,567	\$112,037	\$25,455
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:  
(% of allocation)

PJ: 0.0 %  
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">67.5</span>	<span style="border: 1px solid black; padding: 2px;">80.2</span>	<span style="border: 1px solid black; padding: 2px;">89.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">12.6</span>	<span style="border: 1px solid black; padding: 2px;">6.0</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">5.3</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">6.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>ETHNICITY:</b>				
Hispanic	<span style="border: 1px solid black; padding: 2px;">5.3</span>	<span style="border: 1px solid black; padding: 2px;">7.2</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD SIZE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">30.5</span>	<span style="border: 1px solid black; padding: 2px;">19.8</span>	<span style="border: 1px solid black; padding: 2px;">38.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">27.2</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">23.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">23.2</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">14.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.0</span>	<span style="border: 1px solid black; padding: 2px;">22.8</span>	<span style="border: 1px solid black; padding: 2px;">10.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">9.3</span>	<span style="border: 1px solid black; padding: 2px;">12.3</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">5.1</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">21.9</span>	<span style="border: 1px solid black; padding: 2px;">15.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">34.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">36.4</span>	<span style="border: 1px solid black; padding: 2px;">28.4</span>	<span style="border: 1px solid black; padding: 2px;">16.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">41.4</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>		
Section 8:	<span style="border: 1px solid black; padding: 2px;">37.7</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span> #
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">11.9</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">50.3</span>	

# of Section 504 Compliant Units / Completed Units Since 2001 11

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pierce County

State: WA

Group Rank: 61  
(Percentile)

State Rank: 11 / 14 PJs

Overall Rank: 61  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	<b>86.55</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	<b>74.36</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>86.27</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	<b>98.69</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	<b>1.63</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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